

## Public Facilities Minutes for November 8, 2010

### Fallbrook Community Planning Group

*(not official until approved at the next meeting)*

The Public Facilities sub-committee meeting was called to order at 9:32 a.m. at the Fallbrook Community Center by Chair John Crouch. Members present were Anne Burdick, Ron Miller, John Crouch, Monty Voigt, Tom Mintun, Donna Gebhart, and Don Ream. Jean Dooley, Tom Harrington, and Bob Stamberger were excused. Absent: Paul Schaden.

1. Open Forum: None

2. Approval of the April 14, 2010, and October 11, 2010, Public Facilities meeting minutes. Anne moved to approve the April 14 minutes as submitted. The motion was approved unanimously. Monty moved to approve the October 11, 2010, minutes as submitted. The motion was approved unanimously.

3. SPA03-008/TPM5338RPL4/GPA03-04/SP03-004/R03-014. Campus Park Project. Proposed Specific Plan Amendment with a proposed Tentative Map, a proposed General Plan Amendment and a proposed Rezone for the development located north of SR-76 and east of I-15. This request proposes 521 Single Family Dwelling Units on 113.5 acres and 230 Multi-Family Dwelling Units on 137.8 acres, 157,000 s.f. of Office Professional on 11.5 acres, 61,200 s.f. of commercial on 8.1 acres, 5.6 acres of (HOA) Parks plus an 8.5 acre active sports park, 196.2 acres of Open Space Preserve and 20.8 acres of open space. Owner/ applicant PASSERELLE LLC 619 696-7355. Contact person David S. Davis 619-696-7355, [WinWood-davis@msn.com](mailto:WinWood-davis@msn.com) and Chris Brown, 760-809-7455, [alchemycb@cox.net](mailto:alchemycb@cox.net). Project was continued at the 17 Nov 2003 FCPG meeting, withdrawn at the 18 Dec 2006 FCPG meeting and denied at the 17 November 2008 FCPG meeting and the DEIR was commented on at the 19 October 2009 FCPG meeting. County planner Dennis Campbell, 858-505-8380, [Dennis.Campbell@sdcounty.ca.gov](mailto:Dennis.Campbell@sdcounty.ca.gov). Community input. Voting item.

In the absence of the proponent, John Crouch reviewed the “Services and Facilities Element” of the SPA-GPA Report.

#### Water and Sewer

Anne Burdick reported that she had spoken with Dave Seymour of the Rainbow Water District and had learned that Rainbow currently has the capacity to serve Campus Park for both water and sewer, but only if the drought ends. There is no current issue with the waste water treatment capacity for this project at the Oceanside Treatment Plant (the destination of Rainbow’s sewer service).

There were still questions about the 2008 sewer service letter which indicates that “Facilities to serve the project ARE NOT reasonably expected to be available within the next 5 years.....” Committee members felt that the proponent should have updated and corrected documentation.

#### Fire Protection and Emergency Medical Services

Since the project has reduced the maximum height of all buildings to conform to the Fallbrook DR Guidelines, there is no longer an issue with fire trucks being able to reach all buildings. And since there will be an east-west road from 395 to Horse Ranch Creek (via Pala Mesa Drive, Pankey Road, and Pankey Place), response times will fall within acceptable limits.

Donna Gebhart expressed serious concerns about the fire danger to high density projects in the area where Santa Ana winds can be so extreme. She suggested that the Planning Group request that the 3 P’s have a dedicated system of their own.

Monty Voigt commented that one fire truck with one paramedic (which is what would be serving the project) wouldn't be able to cover the entire area. He suggested that we ask for statistics on how many people are served by one engine and one paramedic.

Committee members agreed that all the projects in the NE quadrant be considered as a unit, which would appear to require an additional fire station.

### Law Enforcement

Current response times to the project do not fall within acceptable limits. Even though the proponent has stated in their materials that they will be required to contribute appropriate fair-share funds to create a Sheriff's station for this area, John Crouch suggested that the proponent be required to provide a certain amount of square footage in the Professional Office area to accommodate a "store front" Sheriff's station, at least as a temporary facility until all the other projects are completed. Recognizing that this location is unsuitable for a permanent facility, it certainly should be considered for a temporary one.

### Schools

Anne Burdick presented two handouts (attached): a map depicting the three P's and the school district boundaries, and a summary entitled: Students Generated by the Three Developments at I-15/SR-76. The map shows that Campus Park will fall entirely within the Fallbrook Union Elementary School District, Campus Park West will fall within the Bonsall District, and the Meadowood project will generate students for both districts.

Meadowood's current proposal calls for a 12.7 acre school site in planning area 2 (the southern area just above the MF area) which falls in the Bonsall District.

The summary of the students generated by these projects demonstrates the huge impact this will have on local schools: the three projects considered together will produce 717 elementary school students and 347 high school students. That total is very close to the standard for creating two elementary schools, which is not apparent when the projects are considered independently.

Committee members are troubled by the large numbers and recognize the terrible impact that these projects will have on our schools, and wondered if the school districts have any suggestions and/or a possible solution. Members also wondered if there were some way the two districts could work out a solution together.

### Utilities

Monty Voigt pointed out that the SPA/GPA calls for all new utility lines to be underground, and wondered what that meant for the existing 10KV line that is already there. A 10' easement was granted for this line in 1928, but is inadequate for any future expansion. What are the plans for that line?

Monty also asked about coverage for cell phones, and wondered if any consideration has been given to where cell towers might go.

### Additional Comments

Tom Mintun prepared a list of comments/questions that he asked the committee to consider and add to the record. These comments are attached.

After additional discussion, Anne Burdick moved to deny the Campus Park Project request for a Specific Plan Amendment, a General Plan Amendment, and a Rezone based on the questions and comments described above. The motion was passed unanimously.

The meeting was adjourned at 10:30.

Anne Burdick, Acting Secretary